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**Inspector Name:**

***Richard F. Pezzino, CRI, RMS***

*NYS License #16000005200*

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*ASHI Certified Inspector ID #250078*

*National Association of Home Inspectors (NAHI)*

*Certified Real Estate Inspector member #10-10248*

*New York State Department of Environmental Conservation*

*(Pest Inspector 7C License #T9847715)*

*National Radon Safety Board (NRSB)*

*Radon Measurement Specialist Certification #1SS0032.*

*American Association of Radon Scientists and Technologists - member #A6606*

# Confidential Inspection Report

789 Upper Mountain Rd  
Lewiston, NY 14092

August 10, 2020



Prepared for: Weston Solutions, Inc

This report is the exclusive property of the inspection company and the client whose name appears herewith  
and its use by any unauthorized persons is prohibited.





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## GENERAL INFORMATION

### Client & Site Information:

Inspection Date:

August 10, 2020.

Client:

Weston Solutions, Inc  
1400 Weston Way  
West Chester, PA 19380

Inspection Site:

789 Upper Mountain Rd  
Lewiston, NY 14092

Property Occupied?

Yes.

People Present:

- Homeowner
- Peter Lisichenko, PG - EPA on-site coordinator.

### Building Characteristics:

Estimated Age:

1957.

Building Style & Type:

1 family, Split Level.

Stories:

2

Space Below Grade:

Basement, Crawl space.

### Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (F):

89 F.

#### What is Radon?

Radon is a gas created in the soil from trace amounts of uranium and radium in the soil. These



elements can be found everywhere in the world. Therefore, any building has the potential for elevated levels of radon. It is usually not a question of "Is there radon?" but rather, "How much radon is there?"

Radon comes from natural deposits of uranium and radium in the soil. Typically, it is not a result of manmade landfills or other suspicious sources.

Uranium breaks down to radium, which in turn decays into radon gas. Radon is an inert gas, which means that it does not react or combine with the elements in the ground. Because of this, radon gas can move up through the soil into the atmosphere, where it is easily diluted. However, when it enters a building constructed on top of this soil, it can build up and become a health concern.

People cannot see, taste or smell radon. There is no way that one can sense the presence of radon. Despite this, it can have a detrimental effect on people by increasing their likelihood of developing lung cancer.



## RADON SCREENING

### Radon Screening

#### Testing Technician:

Richard F Pezzino, RMS  
National Radon Safety Board  
Radon Measurement Specialist Certification #1SS0032.

#### E.P.A. Certified Laboratory:

##### Canisters:

RTCA  
Radon Testing Corp of America  
2 Hayes Street  
Elmsford, New York 10523  
NYS ELAP #10806

##### NOTE:

Analysis method number used by the Laboratory  
EPA-402-R-92-004, New York

SM20-22 7500 Rn (-06)

<https://nepis.epa.gov/Exe/ZyNET.exe/94001H1B.txt?ZyActionD=ZyDocument&Client=EPA&Index=1991%20Thru%201994&Docs=&Query=&Time=&EndTime=&SearchMethod=1&TocRestrict=n&Toc=&TocEntry=&QField=&QFieldYear=&QFieldMonth=&QFieldDay=&UseQField=&IntQFieldOp=0&ExtQFieldOp=0&XmlQuery=&File=D%3A%5CZYFILES%5CINDEX%20DATA%5C91THRU94%5CTXT%5C00000034%5C94001H1B.txt&User=ANONYMOUS&Password=anonymous&SortMethod=h%7C-&MaximumDocuments=1&FuzzyDegree=0&ImageQuality=r75g8/r75g8/x150y150g16/i425&Display=hpfr&DefSeekPage=x&SearchBack=ZyActionL&Back=ZyActionS&BackDesc=Results%20page&MaximumPages=1&ZyEntry=4>

#### Continuous Radon Monitor(CRM):

RADALINK, INC  
5599 Peachtree Road  
Atlanta, GA 30341  
NYS Lab ID #11514

## Type of Screening Device Used:

### Charcoal Canisters(AC)

Charcoal canisters are small flat containers filled with a measured amount of **activated charcoal**. The lid is usually perforated or screened to keep the charcoal from falling out. Once set , they are left unattended for at least 48 hours but not over 144 hours. The canister after the test period is then sealed and sent to an E.P.A. Listed Lab where the contents are analyzed. Analysis consists of counting the gamma radiation emission rate from the radon decay products resulting from the radon absorbed in the charcoal.

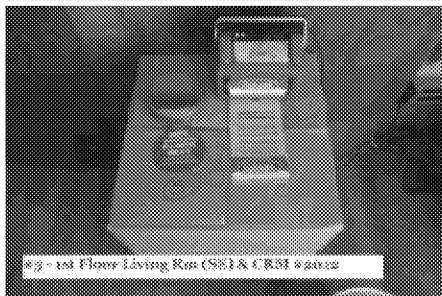
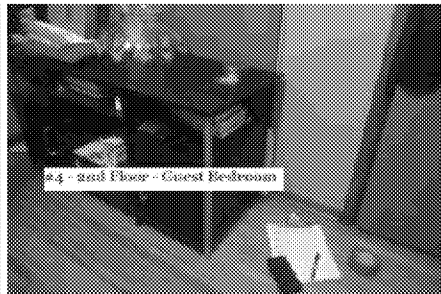
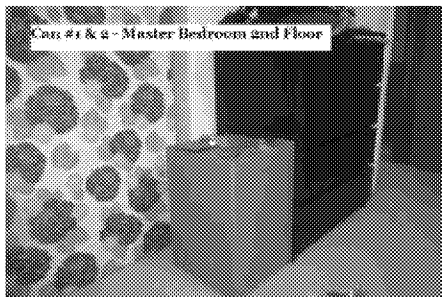
### Continuous Radon Monitors

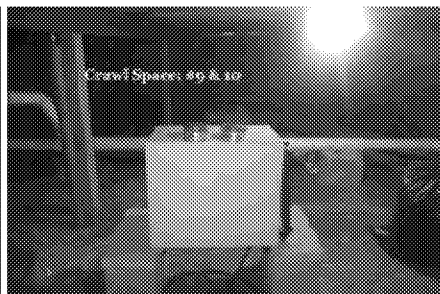
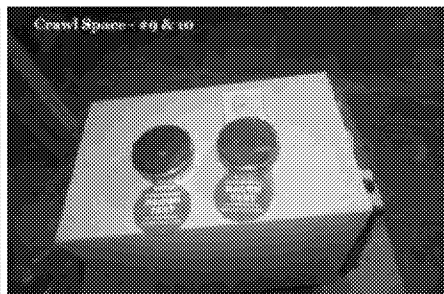
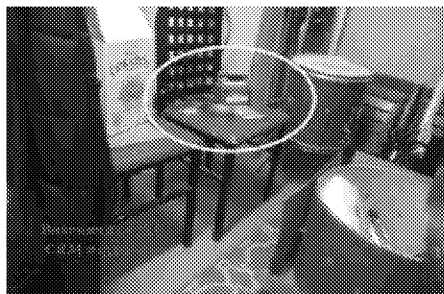
Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.

## Number of Sampling Units Set:

4" Canisters: 11

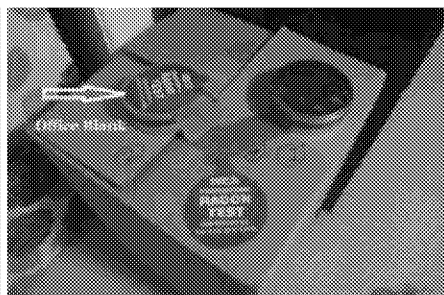
CRM'S: 2.





### Duplicate or Sequential Sampling Taken:

- (1) - Duplicate - Test Canister # 9 & 10
- (1) - Field Blank - Test Canister # 11
- (1) - Office Blank - Test Canister #2.



### Sampling Location:

- Crawlspace
- Basement
- 1st Floor
- 2nd Floor.

### Lowest Living Level Type:

The lowest living level would be considered the Basement level. According to the E.P.A. Measurement Protocols, the lowest living level or levels suitable for occupancy shall have one primary measurement.

### Testing Location:

Testing was performed at all levels of the home, including the crawlspace area.

### Testing Location Minimum 20" Above Floor:

Yes.

### Testing Location Minimum 12" From Exterior Door:

Yes.

### Minimum of 4" Clearance Around Monitor:

Yes.

### High Winds Noted During The Sampling Period:

No.



**Rain Noted During Screening Period:**

None or minimal rain during the screening period.

**Was the Exposure Time Over 48 Hours:**

Yes.

**Start Date:**

08/10/2020.

**Start Time:**

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

**Stop Date:**

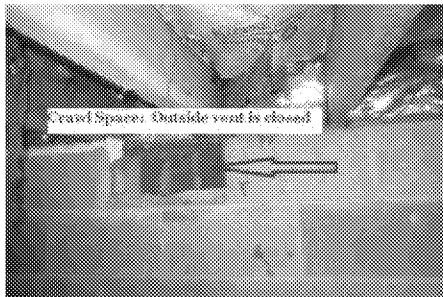
08/13/2020.

**Stop Time:**

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

**Closed House Conditions:**

Undetermined - Unable to determine if the home was closed prior to inspection time.

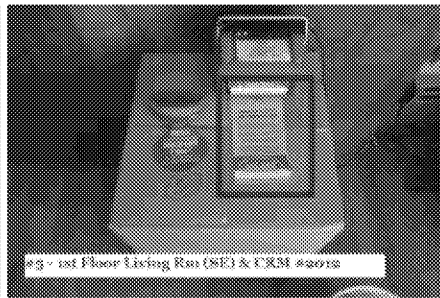


**Non-Interference Agreement:**

A written statement of non-interference request was left at the premises and e-mailed prior to set up.

**Radon Test In Progress Sign Posted:**

Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.



**Windows & Non-essential Doors Sealed:**

The windows and doors were not sealed or tagged during the measurement period.



### Test Limitations:

There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results..

### Test Results:

At your request, radon testing was performed on the above referenced property.

At least one attached test results indicate a test result of **11.0** picocuries per liter of air in the house. This level is **ABOVE** the 4.0 pci/L action level set by the U.S. EPA.

EPA recommends that you take action to reduce your home's indoor radon levels if your radon test result is 4 pCi/L or higher. In most cases, systems with pipes and fans are used to reduce radon. Such systems are called "sub-slab depressurization," and do not require major changes to your home. These systems prevent radon gas from entering the home from below the concrete floor and the foundation. You should also test you home again after it is fixed to be sure that radon levels have been reduced.

A Certified Radon Mitigation Specialist should be consulted as to methods of reduction.

\*\*\*RADON LEVELS CAN CHANGE, EPA RECOMMENDS RE-TESTING YOUR HOME EVERY 2 YEARS.

Dated: August 20, 2020

Certified Tester:   
Richard F. Pezzino, RMS.